

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
MAY 20, 2008**

The regular session of the Auburn City Planning Commission was called to order on May 20, 2008 at 6:36 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Spokely, Nardini-Hanson, Briggs, Kidd, Chrm. Smith

COMMISSIONERS ABSENT: Worthington, Elder

STAFF PRESENT: Wilfred Wong, Community Development Director; Reg Murray, Senior Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the April 15, 2008 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Tree Permit - 11131 Wildwood Drive (Auburn Indian Burial Grounds) - File # TP 08-1.** The applicant requests approval of a Tree Permit for the Auburn Indian Burial Grounds at 11131 Wildwood Drive. The Tree Permit would allow the removal of two native trees (one Blue Oak and one Incense Cedar) as well as the construction of site improvements on the burial grounds (e.g. parking; pathways) which encroach within the critical root zone of several other native trees. *THIS ITEM WAS CONTINUED FROM THE PLANNING COMMISSION HEARING ON APRIL 15, 2008.*

Planner Murray gave the staff report. He described the proposed project and explained that a tree permit is required for this project since one native tree will be removed and since proposed improvements will impact more than 20% of the Critical Root Zone of

several other protected trees. Based on the design of the proposed improvements, it is necessary to remove Tree #71. Site improvements will be constructed within the Critical Root Zone (CRZ) of several protected trees. Tree #92 is slated for removal, however the proposed improvements do not appear to be forcing the removal of this tree. Staff recommends that this tree not be included in the removal. The arborist report notes that five other trees should be removed due to "noted defects and potential risk". No mitigation is required for any of these trees due to their health and status.

Staff is in support of the request based on the nature of the potential impacts, the efforts of the applicant in the design (avoiding most of the trees) and the recommendations of the arborist report.

Comm. Merz mentioned that he goes to this site often, and the gates are always locked. He asked if there will be access to walk the paths after the project is completed.

Planner Murray replied that it is his understanding that the only access will be through the gated entry which will remain locked.

The public hearing was opened.

There were no comments from the applicant or the audience. The public hearing was closed.

Comm. Nardini-Hanson **MOVED** to:

- A: Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15332 (In-Fill Development) of the CEQA Guidelines.
- B. Adopt Planning Commission Resolution No. 08-9 for the approval of the Tree Permit for the United Auburn Indian Community Burial Grounds project (File # TP 08-1) as presented.

Comm. Spokely **SECONDED**.

AYES: Merz, Spokely, Nardini-Hanson, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Worthington

The motion was approved.

**B. Tentative Subdivision Map Extension - 406 Maidu Drive
(Canyon Creek Subdivision) - File # SUB EXT 03-2(A).**

The applicant requests approval of a 1-year time extension to subdivide the 11-acre parcel into twenty-four (24) single-family residential lots.

Planner Murray presented the staff report. The Tentative Subdivision Map (File SUB 03-2) was approved by the Planning Commission on February 7, 2006. Due to the real estate market, the applicant has not been able to move forward with the improvement plans. Therefore, the applicant is requesting approval of a one-year time extension. The City has imposed some minor revisions to the conditions of approval to be consistent with current Fire Codes. In addition, Condition #78 has been expanded to identify fees that the project is subject to that were omitted with the initial conditions of approval. Staff recommends approval of the extension.

The public hearing was opened.

Craig Sandberg of Sandberg and Lo Duca, 3300 Douglas Boulevard, Suite 365 in Roseville introduced himself. He is representing the applicant.

Comm. Spokely asked if the applicant is in agreement with the new conditions.

Mr. Sandberg said that they are aware of the conditions and accept them.

There were no comments from the audience. The public hearing was closed.

Comm. Spokely **MOVED** to:

Adopt Planning Commission Resolution No. 08-10 for the extension of the Canyon Creek Tentative Subdivision Map (File # SUB EXT 03-2(A)) as presented.

Comm. Nardini-Hanson **SECONDED**.

AYES:	Merz, Spokely, Nardini-Hanson, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	Worthington

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
No report.
- B. Future Planning Commission Meetings
There will be meetings on June 3, 2008 and June 17, 2008. There will be a kick-off meeting for the Parking Study on June 2, 2008.
- C. Reports
None.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant